

IN RE: PETITIONERS SPECIAL EXCEPTION AND VARIANCE SE/corner of Morse and Lynhurst Roads - 15th Election District
Beechwood Development Corporation, et al.
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-360-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a trailer park. A hearing was held on June 25, 1984, at which time testimony was presented. The Petitioner, Beechwood Development Corporation (Beechwood), by its President, James L. Gay, appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioners were William Kerwin, a landscape architect and planner; Susan Bitter, an environmental biologist; and John Stamm, the project manager and a registered engineer. Appearing as Protestants were Mr. and Mrs. Weber.

Testimony indicated that Beechwood proposed to utilize approximately 41 acres of the 90-acre, more or less, tract, zoned M.H.-I.M., for a trailer park containing 308 mobile home units. Each lot would measure 45' x 110' and have a two-car parking pad and a wooden deck attached to the unit. The property is presently being used as a community dump and by hunters. All of the testimony presented by Mr. Kerwin and Mr. Stamm indicated that the proposed project would satisfy the conditions precedent in Section 502.1, Baltimore County Zoning Regulations. Indeed, Ms. Bitter testified that the plant and wildlife habitats on the property would not be disturbed but instead would be protected, that the property would be cleaned up, and that the poor drainage would be corrected, all to greatly improve and enhance the area.

The Protestants were opposed to the development on the grounds that there would be increased traffic and more congestion.

The hearing was continued in order to allow Beechwood to obtain necessary information to submit to the Office of Planning and Zoning so that guidance could be provided to this Commissioner, pursuant to Section 8-1813, Nat. Res. Art., Maryland Code, insofar as the proposed project may impact on the critical area of the Chesapeake Bay.

Since the first hearing, Beechwood has attempted to comply with the Office of Planning and Zoning's concerns about the critical area and has revised its original site plan in order to do so. This revised plan requested variances to permit trailers within 25 feet of Morse Lane instead of the required 100 feet and to permit trailers within 25 feet of a residential boundary line, to the north of the property, instead of the required 150 feet. A variance petition to that effect was filed before the Petitioners submitted another revised site plan to the Office of Planning and Zoning. This revised plan, introduced as Petitioners' Exhibit 1A, has negated the need for the latter variance.

The most recent plan has reduced the scope of the project to 203 mobile home units. The variance is needed in order to comply with the Office of Planning and Zoning's requirements that there be a 300-foot setback from the wetlands located on the site, in furtherance of the objectives delineated by the critical area legislation. In order to insure compliance with the Office of Planning and Zoning's concerns, the Petitioner will not develop and will maintain the northern half of the property in its natural state. The trailer park will be on the southern half and will meet the setback requirements established by the Office of Planning and Zoning. The County has apparently agreed to release the Petitioner from making improvements the entire length of Morse Lane, however, improvements on Morse Lane only to that area being utilized by the park.

- 2 -

at the particular location described by Petitioners' Exhibit 1A would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of App. Lts. Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due

will be made. The County has also approved the construction of a sewage pumping station to serve the area. The latest proposal requires the variance requested and affects only 24 of the mobile home units. According to Mr. Stamm, the project would be economically unfeasible if it were not granted. To deny the requested variance would make the project impractical, if not impossible. The variance is needed only as a result of the Petitioners' compliance with the wetland setback determined by the Office of Planning and Zoning.

At the continued hearing, many Protestants appeared, see Protestants' Exhibit 2, although many seemed unaware of the reduced scope of the project. It would appear that many were not actually opposed but simply wanted their concerns satisfied.

The Petitioners seek relief from Section 256.4, pursuant to Section 502.1, BCZR, and from Section 414.4, pursuant to Section 307, BCZR.

It is clear that the BCZR permit the use requested by the Petitioners in a M.F. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use

- 3 -

to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1985, that the Petition for Special Exception for a trailer park and, additionally, the Petition for Zoning Variance to permit trailers within 25 feet of Morse Lane instead of the required 100 feet, in accordance with Petitioners' Exhibit 1A, be and the same are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief herein granted:

- The trailer park must comply with all of the subsections of Section 414.
- The Petitioners must obtain approval by the County Review Group (CRG). If the CRG determines that the site plan introduced as Petitioners' Exhibit 1A requires further revision, the Petitioners shall submit that revised site plan to the Zoning Commissioner for approval.
- The special exception and variance granted herein shall be dependent on a letter of compliance from the Office of Planning and Zoning to the Zoning Commissioner, pursuant to Section 8-1813, indicating that the proposed project satisfies its requirements.

Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION 84-360-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Trailer Park.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Leslie M. Pittler, Esq.

(Type or Print Name)

Signature

Suite 508, 28 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 296-9220

Legal Owner(s):

Beechwood Development Corporation

(Type or Print Name)

and Balto. County, Maryland

Signature

James L. Gay, President

(Type or Print Name)

Signature

914 North Charles Street

Address

Baltimore, MD 21201

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of June, 1985, at 11:00 o'clock.

COPIES: 200

March 20, 1985

2:00 p.m.

Call John

Zoning Commissioner of Baltimore County

BEECHWOOD DEVELOPMENT CORPORATION

REASONS FOR FILING PETITION FOR SPECIAL EXCEPTION

A: MH-IM INDUSTRIAL ZONING REQUIRES THE PETITIONER TO HAVE MOBILE HOME SPECIAL EXCEPTION;

E: THE INABILITY TO DEVELOP SITE AS INDUSTRIAL LAND;

C: SPECIAL EXCEPTION WILL CREATE LESS OF AN ENVIRONMENTAL IMPACT PROBLEM ON PARTICULAR SITE;

D: SPECIAL EXCEPTION WILL SATISFY HOUSING NEED IN THE GEOGRAPHICAL AREA;

E: SPECIAL EXCEPTION CREATES ONE ENTITY OWNERSHIP, NOT SEPARATE INDIVIDUAL OWNERS AS UNDER INDUSTRIAL ZONING AND ENABLES A BETTER AND SOUND ENVIRONMENTAL PROGRAM;

F: A LESSER ECONOMIC IMPACT ON PUBLIC IMPROVEMENTS;

G: WOULD BE IN KEEPING WITH THE GENERAL HEALTH AND WELFARE IN THE GEOGRAPHICAL AREA;

H: CONSISTENT WITH GENERAL DEVELOPMENT OF THE GEOGRAPHICAL AREA.

PETITION FOR ZONING VARIANCE 84-360-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance ~~CONCERNING~~ FROM Section 414.4 to permit trailers 25' in lieu of the required 100' from the street and Section 256.4 to permit trailers within 25 feet of a residential zone boundary in lieu of 150 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Based on critical area legislation plans must be redrafted to comply.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Leslie M. Pittler

(Type or Print Name)

Signature

Suite 508, 28 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 296-9220

Legal Owner(s): BEECHWOOD DEVELOPMENT CORP.

BY: JAMES Gay

(Type or Print Name)

Signature

and Balto. County, Maryland

(Type or Print Name)

Signature

914 N. Charles St.

Address

Baltimore, Md 21201

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of March, 1985, at 1:30 o'clock.

Call John

Zoning Commissioner

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Petition
for Special Exception

March 28, 1984

Beginning for the same at the intersection of the north-
east side of Morse Road and the southeast side of Lynhurst Road thence running
1) North 25° 14' 04" West 264.02 feet to the center of Lynhurst Road
thence binding on the center of Lynhurst Road the thirty five follow-
ing courses and distances:

- 2) North 22° 11' 04" West 140.00 feet
- 3) North 18° 25' 04" West 50.00 feet
- 4) North 14° 36' 04" West 49.67 feet
- 5) North 10° 19' 04" West 49.67 feet
- 6) North 5° 19' 04" West 50.00 feet
- 7) North 0° 11' 56" East 28.75 feet
- 8) North 8° 31' 56" East 49.75 feet
- 9) North 14° 43' 56" East 50.00 feet
- 10) North 17° 46' 56" East 50.00 feet
- 11) North 16° 21' 56" East 50.00 feet
- 12) North 12° 17' 56" East 100.00 feet
- 13) North 23° 37' 56" East 43.50 feet
- 14) North 35° 48' 56" East 59.00 feet
- 15) North 41° 46' 56" East 40.00 feet
- 16) North 42° 36' 56" East 50.00 feet
- 17) North 42° 12' 56" East 50.00 feet
- 18) North 41° 53' 56" East 50.00 feet
- 19) North 43° 10' 56" East 50 feet
- 20) North 46° 11' 56" East 100.00 feet
- 21) North 45° 18' 56" East 150.00 feet
- 22) North 43° 56' 56" East 150.00 feet
- 23) North 47° 51' 56" East 45.00 feet
- 24) North 51° 59' 56" East 29.50 feet
- 25) North 57° 56' 56" East 59.75 feet
- 26) North 63° 46' 56" East 40.00 feet
- 27) North 69° 39' 56" East 100.50 feet
- 28) North 67° 18' 56" East 100.00 feet

Description to Accompany Petition
for Special Exception

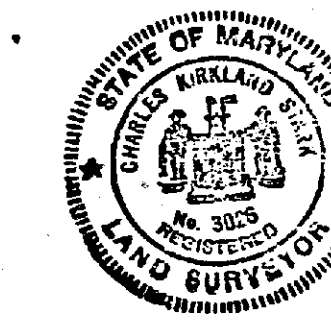
March 28, 1984

- 25) North 65° 29' 56" East 200.00 feet
- 30) North 68° 14' 56" East 114.00 feet
- 31) North 67° 28' 56" East 140.00 feet
- 32) North 73° 03' 56" East 29.67 feet
- 33) North 76° 17' 56" East 49.67 feet
- 34) North 84° 43' 56" East 49.50 feet
- 35) South 77° 53' 04" East 42.75 feet and
36) South 52° 42' 04" East 40.00 feet to the center of Beachwood
Road thence binding in the center of Beachwood Road the four
following courses and distances:
37) South 50° 42' 04" East 29.20 feet
- 38) South 46° 34' 04" East 70.00 feet
- 39) South 44° 02' 04" East 200.00 feet and
- 40) South 47° 42' 33" East 4.36 feet, thence
- 41) South 44° 19' 00" West 72.00 feet thence
- 42) South 40° 55' 44" East 62.00 feet thence
- 43) South 40° 28' 14" West 75.00 feet thence
- 44) South 9° 46' 46" East 481.62 feet to or near the mean high water line
of Back River thence binding on or near the mean high water line of
Back River meandering in a generally southerly direction
- 45) Southerly 5028 feet more or less thence
- 46) South 63° 55' 10" West 15.00 feet thence
- 47) South 2° 05' 38" East 231.48 feet thence
- 48) South 10° 00' 00" West 285.00 feet thence
- 49) South 38° 00' 00" West 264.10 feet thence
- 50) South 68° 00' 00" West 264.40 feet thence
- 51) North 86° 00' 00" East 422.88 feet to the said northeast side of
Morse Road thence binding on the northeast side of Morse Road the five
following courses and distances:
52) Northwesterly by a line curving to the north with a radius of 1331.02
feet for an arc distance of 160.63 feet (the chord of said arc being
North 3° 49' 24" West 160.53 feet)
- 53) Northwesterly by a line curving to the west with a radius of 2990.93
feet for an arc distance of 1235.44 feet (the chord of said arc being

Description to Accompany Petition
for Special Exception

March 28, 1984

- North 12° 11' 58" West 1226.67 feet)
 - 54) North 24° 01' 58" West 326.51 feet thence still binding on the north-
east side of Morse Road and crossing over a paper road known as Lynhurst
Road
 - 55) North 24° 01' 58" West 50 feet more or less thence binding on the north-
east side of Morse Road
 - 56) North 15° 57' 54" West 381.05 feet to the place of beginning.
- Containing 90.104 Acres of land more or less.



PETITION FOR SPECIAL EXCEPTION AND VARIANCES

15th Election District

LOCATION: Southeast corner Morse and Lynhurst Roads

DATE AND TIME: Wednesday, March 20, 1985 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer park and Variances
to permit trailers 25 ft. in lieu of the required 100 ft. from
the street and to permit trailers within 25 ft. of a residential
zone boundary in lieu of 150 ft.

Being the property of Beechwood Development Corporation, et al, as shown on plat
plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain
any request for a stay of the issuance of said permit during this period for good
cause shown. Such request must be received in writing by the date of the hearing
set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 13, 1985

Leslie M. Pittler, Esquire
28 Allegheny Avenue
Suite 508
Towson, Maryland 21204

RE: Petition for Special Exception and Variances
SE/Corner Morse and Lynhurst Roads
Beechwood Development Corp., et al - Petitioners
Case No. 84-360-XA

Dear Mr. Pittler:

This is to advise you that \$50.00 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and
remitt to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005380

DATE: 3/13/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 50.00

RECEIVED FROM: Leslie M. Pittler, Esquire

FOR: Adv. and posting Case No. 84-360-XA

(Beechwood Development Corp.)

8081*****000084 4094F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SE Corner Morse & Lynhurst Rds. : OF BALTIMORE COUNTY
15th District :
BEECHWOOD DEVELOPMENT : Case No. 84-360-XA (Item 288)
CORPORATION, Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates
or other proceedings in this matter and of the passage of any prelim-
inary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
TOWSON, MD 21204
494-2188

I HEREBY CERTIFY that on this 5th day of March, 1985, a copy
of the foregoing Entry of Appearance was mailed to Leslie M. Pittler,
Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for
Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

ORIGINAL
CERTIFICATE OF PUBLICATION

Dundalk, MD., 3/11/85
THIS IS TO CERTIFY, that the annexed advertisement
was published in THE BALTIMORE COUNTY JOURNAL, a
weekly newspaper, published in Dundalk, Baltimore County,
Maryland, appearing on 2/28/85

The Baltimore County Journal,
A. J. J. J.
Publisher

LEGAL
NOTICE

PETITION FOR SPECIAL EXCEPTION
AND VARIANCES
15th Election District
LOCATION: Southeast corner Morse
and Lynhurst Roads
DATE AND TIME: Wednesday, March
20, 1985 at 1:30 P.M.
PUBLIC HEARING: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned matter on the date and at the time specified above. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 28, 1985
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
February 28, 1985

THE JEFFERSONIAN,
B. B. Ventral
Publisher

\$20.00

February 21, 1985

Leslie M. Pittler, Esquire
Suite 508
28 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception & Variances
SE/Corner Morse & Lynhurst Roads
Beechwood Development Corporation, et al - Petitioners
Case No. 84-360-XA

TIME: 11:00 a.m.

DATE: Wednesday, March 20, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003165

DATE: 3/14/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Pittler

FOR: 84-360-XA Variances to be issued

8081*****000084 4094F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 6/3/84
 Posted for: Petition for Special Exception
 Petitioner: Beachwood Development Corp., et al
 Location of property: SE corner Morse & Lynhurst Rds.
 Location of Sign: junction of Morse Lane and Lynhurst Rd.
junction of Lynhurst & Beachwood Rd.
 Remarks: See 2. Memo
 Posted by: Norman E. Gerber Date of return: 6/15/84
 Number of Signs: 2

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 3/1/85
 Posted for: Special Exception + Variance
 Petitioner: Beachwood Development Corporation, et al
 Location of property: SE corner Morse & Lynhurst Rds.
 Location of Sign: junction of Morse Lane and Lynhurst Rd.
junction of Lynhurst & Beachwood Rd.
 Remarks: See 2. Memo
 Posted by: Norman E. Gerber Date of return: 3/1/85
 Number of Signs: 4

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 7, 1984
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 7, 1984.

THE JEFFERSONIAN
 18 Kenton
 Publisher

Cost of Advertising 1800

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
 Dundalk, Md. 21222 June 8, 1984

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #56377 - Req. #163121.
 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 8th day of June 1984; that is to say, the same was inserted in the issues of June 7, 1984

Kimbel Publication, Inc.
 per Publisher.

By K. C. Oakes

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
 Zoning Commissioner
 Date: March 15, 1985
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 84-360-XA

This office is opposed to the granting of the subject petition. As of this date, the CRG process has not been completed. Additionally, for your information, a copy of the Director of Planning and Zoning's letter to the petitioner's attorney is being forwarded with this comment.

Norman E. Gerber
 Norman E. Gerber, Director
 Office of Planning and Zoning

NEG/3CH/db

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 SE corner Morse & Lynhurst Rds.,
 15th District : OF BALTIMORE COUNTY
 BEECHWOOD DEVELOPMENT : Case No. 84-360-X
 CORPORATION, et al, Petitioners : : : : :
 ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 8th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
 Phyllis Cole Friedman

PETITION FOR SPECIAL EXCEPTION
 15th Election District

ZONING: Petition for Special Exception
 LOCATION: Southeast corner Morse and Lynhurst Roads
 DATE & TIME: Monday, June 25, 1984 at 11:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer park
 Being the property of Beachwood Development Corporation, et al shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3211
 NORMAN E. GERBER
 DIRECTOR

March 14, 1985

RE: Beachwood

Mr. Leslie M. Pittler, Esquire
 28 Allegheny Avenue
 Towson, MD 21204

Dear Mr. Pittler:

We concluded our meeting with you on February 28, 1985 with an agreement to visit the site of Beachwood to establish the maximum extent of development on this site. Mr. Bober, Ms. Van Arsdale, and Mr. Stamm visited the site on March 1st. Mr. Stamm was given the results of the visit on the same day. We have now indicated the extent of permissible development. This will, of course, be dependent upon your ability to provide the environmental safeguards that we have discussed.

We are waiting for you to indicate your intention to either: a.) ask that the CRG act on your original proposal; or b.) submit a revised proposal which conforms to the information given to Mr. Stamm. I am aware that you have to consider your options. I hope that you will be able to take advantage of decreased public utilities and road responsibility, tax advantage of land donation for the wetland areas, and improved site configuration, primarily from the use of double wide lots.

Please notify Eugene Bober of your decision so that appropriate action can be taken.

Sincerely,

Norman E. Gerber
 Norman E. Gerber, Director
 Office of Planning and Zoning

NEG/ef

cc: B. Melvin Cole, Administrative Officer
 Harry J. Pistel, Director, Dept. of Public Works
 James A. Markle, Dept. of Public Works, Engineering Bureau
 Robert W. Marriott, Jr., Deputy Director of Planning
 Eugene A. Bober, Chief, Current Planning & Development

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353
 ARNOLD JABLON
 ZONING COMMISSIONER

June 14, 1984

Leslie M. Pittler, Esquire
 28 Allegheny Avenue
 Suite 508
 Towson, Maryland 21204

Re: Petition for Special Exception
 SE/corner Morse & Lynhurst Roads
 Beachwood Development Corporation - Petitioner
 Case No. 84-360-X

Dear Mr. Pittler:

This is to advise you that \$58.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene Janney, Room 113, County Office Building, Towson, Maryland.

Sincerely,

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 6-19-84 ACCOUNT: R-61-615-000
 AMOUNT: \$58.00
 RECEIVED BY: Leslie M. Pittler, Esq.
 FOR: Advertising + participation 84-360-X
 (Beachwood Development Corp.)
 036*****580010 81984
 VALIDATION OR SIGNATURE OF CASHIER

Page 2

NORTH POINT PENINSULA COMMUNITY COORDINATING COUNCIL

Now, however, the developer is requesting Special Exceptions and Variances that would greatly change the plans we had originally accepted. The North Point Peninsula Community Coordinating Council feels such a change is not in the best interest of the community. The requested variance and special exception would increase the number of trailers thus increasing density, a concern we mentioned earlier. Trailers placed closer than the required 150 feet from a residential zone boundary would create a nuisance for the residents and would not allow for a buffer. The setbacks of 100 feet from the street, as required, would establish a safer and more attractive development. Since this trailer park is located within the 1,000 foot critical area of the Chesapeake Bay, we are very concerned that over-development in this area would cause further damage to our waterways and wetlands.

There are already several undesirable trailer parks in the Greater Edgemoor area so we do not want to see another problem. It is the hope of this Council that this trailer park will be built under the strictest regulations according to the Baltimore County Zoning Regulations, Building Codes and Health Department requirements.

At the March meeting of the North Point Peninsula Community Coordinating Council, it was decided by a unanimous vote that the Council would oppose any change of zoning. Therefore, this Council requests the above petition for a Special Exception and Variances of present zoning regulations for the Beachwood Development be denied.

Respectfully submitted,

Alan Gephardt
 Alan Gephardt, President, N.P.P.C.C.C.

May 28, 1984

Leslie M. Pittler, Esquire
 Suite 508 - 28 Allegheny Avenue
 Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception
 SE/corner Morse & Lynhurst Roads
 Beachwood Development Corporation - Petitioner
 Case No. 84-360-X

TIME: 11:00 A.M.

DATE: Monday, June 25, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 128297
 DATE: 6/19/84 ACCOUNT: R-61-615-000
 AMOUNT: \$58.00
 RECEIVED BY: Leslie M. Pittler, Esq.
 FOR: Advertising + participation 84-360-X
 (Beachwood Development Corp.)
 036*****580010 81984
 VALIDATION OR SIGNATURE OF CASHIER

March 19, 1985

The residents of Lynhurst Rd. and Beachwood Rd. oppose any Variance in Connection With Trailer Permit. (case no. 84-360 XA)

- Mr. & Mrs. Donald Hannigan 4208 Lynhurst Rd.
Mr. & Mrs. Ronald Vianchi 4116 Beachwood Rd.
Mrs. Helen Sauer 4218 Lynhurst Rd.
Mrs. Mary Jeffries 4220 Lynhurst Rd.
Martin A. Foz 4222 LYNHURST RD
Ronald E. Nester 4226 Lynhurst Rd.
Martha J. Howell 4228 Lynhurst Rd.
Charles B. Roberts 4230 Lynhurst Rd.
Mrs. Gary B. Dushell 4240 Lynhurst Rd.
Mary H. Hensley 4233 Lynhurst Rd.
Donna White 4210 Lynhurst Rd.
Dorothy H. Friedman 4206 Lynhurst Rd.
Lynvia Bruene 4148 Beachwood Rd.
Judy Bruene 4146 Beachwood Rd.
Chae Jackson 4142 Beachwood Rd.
Margaret H. Hensley 4136 Beachwood Rd.
John F. Barry 4120 Beachwood Rd.
Lila R. Hensley 4128 Beachwood Rd.
Charles B. Hensley 4230 Lynhurst Rd.

4506 Todd Point Lane
Baltimore, Md. 21219
June 25, 1984
County Review Board - Zoning Office
111 West Chesapeake Ave.
Towson, Md. 21204

Dear Members of the County Review Board

We submit the following to express our opposition to the proposed Beachwood trailer park. We feel that the density desired by the developer in his special exception / variance request fails to take into consideration the wetlands environment. More study is needed on this crucial wetlands area due to the inception of the state's Save the Chesapeake Bay Legislation which is supposed to affect any project initiated after March 1, 1984. We, as residents of the area, want to see the results of any testing and have written testimony documented by proper state and county authorities not just the developer's spokesmen.

We also feel that drainage and sediment control plans have not been adequately presented. How will the new sediment control legislation (Senate Bill 660) affect the developer's planning? We have already noted soil erosion due to an indiscriminate and unsupervised removal of holly and dogwood trees which are prevalent in the area because it undermines any hearings were held. This concerns us because it undermines our faith in the developer who claims that he wants to preserve the wooded areas and protect the wetlands. This is why we want to see the results of any studies conducted.

In addition, traffic studies need to be done to see how the new residents will fit into an already dangerous traffic pattern contributed to by existing truck traffic and the proximity of the 151 that is lacking a traffic signal on the other. Also, how about the periodic flooding of Old North Point Road (last incidence of traffic is quite a concern of the North Point Peninsula Coordinating Community Council, and they would like to see it addressed and resolved also before the Beachwood project gets underway.

Another concern of ours is pollution. The current residents are already plagued by a vast array of fumes. In close proximity, we have the American Yeast Company which is directly across from the proposed development, Farwell Point Factory and assorted truck traffic from such companies as National Wire and Tidewater.

Back River has to support the Sewage Treatment Plant operating at 70% below capacity. Eastern Stainless Steel's pipes which flow directly into the river, and Morris Landfill already 90 feet above sea level. Bethlehem Steel gives an excellent illustration of the volume of river pollutants with their clogged filters caused by the poor quality of remanufactured wastewater from the sewage treatment plant.

In conclusion, the trailer park is only the beginning of the Beachwood development. What follows and the long range impact of the whole will only serve to hasten the deterioration of Back River.

Sincerely yours,
Mr. & Mrs. Elmer A. Weber

NORTH POINT PENINSULA COMMUNITY COORDINATING COUNCIL

7716 North Point Creek Rd.
Baltimore, Maryland 21219
March 20, 1985

Commissioner Arnold Jablon,
Baltimore County Zoning Commission
Baltimore County, Towson

Dear Mr. Jablon,
The North Point Peninsula Community Coordinating Council wishes to submit this statement in regard to Case 84-360-XA, Petition for a Special Exception and Variances for the property of Beachwood Development Corporation, Morse and Lynhurst Rd.

Last year the developer of Beachwood Development, Mr. James Gay, presented his plans for this trailer park to the North Point Peninsula Community Coordinating Council and requested the council's support. The plans as presented were attractive, feasible and compatible with the community as we were assured that this was to be a very nice trailer park. Studies showed a need existed for such housing so, considering all aspects felt the development could be an asset to the area.

The Council had several reservations, we expressed concern over the density of the project and for the preservation and protection of wetlands in the area. However, Mr. Gene Bober of the Planning Dept., assured us that Baltimore County would monitor this project closely. With this assurance and knowing of the Council's concern of Baltimore County Zoning Regulations, Sections 141 and 145 and other applicable sections, we felt this development would be acceptable, so we voted to support the request for Mr. Gay's Beachwood Development.

PROTESTANT'S
EXHIBIT 3

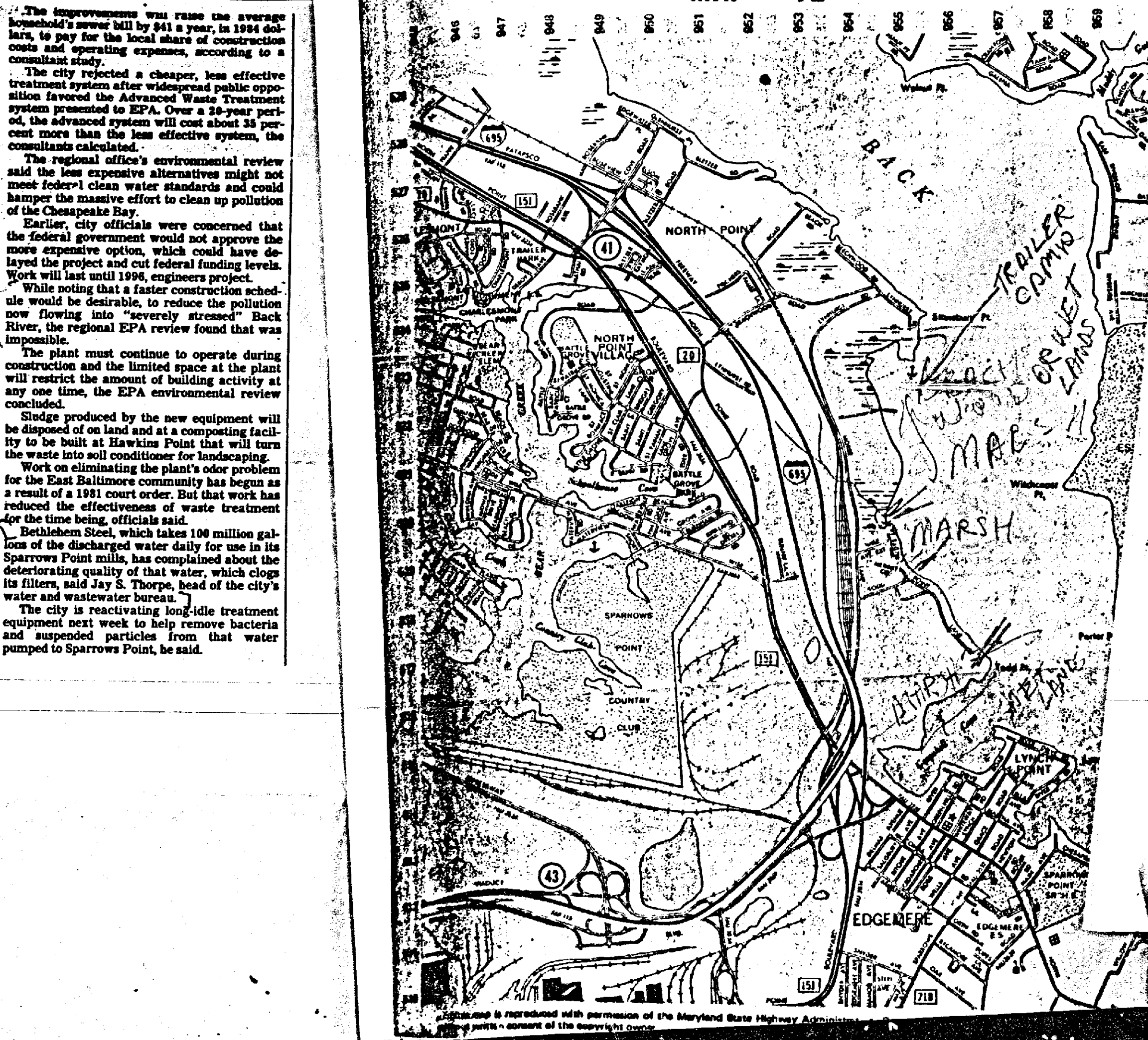
\$15 Million To Help Clean
The Bay Sought By Mathias

Sen. Charles McC. Mathias Jr. has requested that more than \$15 million be targeted in fiscal year 1985 federal funds for Chesapeake Bay cleanup efforts. In a letter to chairman of the Senate Appropriations subcommittee on Environment and Public Works, Mathias said the request is for \$15 million to be used for the Bay's cleanup efforts. The request is for \$15 million to be used for the Bay's cleanup efforts. The request is for \$15 million to be used for the Bay's cleanup efforts.

EPA gives OK
to Back River
improvements

By Michael K. Burns

A \$402 million program to improve treatment of sewage at the Back River plant cleared another important hurdle last week, as the U.S. Environmental Protection Agency's regional office gave its approval. The regional office's environmental review said the less expensive alternative might not meet federal clean water standards and could hamper the massive effort to clean up pollution of the Chesapeake Bay. Earlier, city officials were concerned that the federal government would not approve the more expensive option, which could have delayed the project and cut federal funding levels. Work will last until 1990, engineers project.



County uses bay cleanup law on developers

Baltimore county has become the first subdivision in the state to require developers along the Chesapeake Bay to meet strict environmental standards under the state's new law designed to clean up the bay. The imposition of the standards yesterday by County Executive Donald P. Hutchinson means that several large proposed developments, which already have been approved by the county, now will be forced to undergo an additional screening. And that screening, county planners said, may result in substantial delays or reductions in the scope of the projects. The new rules will apply to "several hundred acres and several thousand housing units" that developers have proposed in the last few months, said Robert W. Marriott, the county's deputy planning director.



"We knew there would be some negative reaction from some of the developers," DONALD P. HUTCHINSON

Assembly, 17 counties and the city of Baltimore will be required to conduct environmental screening before permitting coastal development. But Baltimore county is the first to impose the new rules, according to Edwin L. Thomas, deputy secretary of state planning. The county screenings are an interim step in the state's bay program, Mr. Thomas said. He said they would last for a few years, while a state commission develops its own regulations for restricting development in so-called "critical areas" along the bay and its tributaries. Those areas include all land within 1,000 feet of the water, as well as wetlands and other low-lying areas. Under the state law, counties that in designing their projects, they have minimized harmful environmental effects. Mr. Thomas said that their development will not harm the quality of water, vegetation and animal life, he said. Mr. Marriott predicted that these new standards would, for instance, prohibit builders from filling in coastal flood areas or extensively clearing trees and vegetation. Developers who fail to show they have minimized environmental damage will not be allowed to proceed with their projects, he continued.

PROTESTANT'S
EXHIBIT 1

Zoning Office
(Beachwood Trailer Park)

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
1st day of May, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Beachwood Development Corp.
Petitioner's Attorney: Leslie M. Pittler, Esquire
Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: June 11, 1984
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Beachwood Development Corp.
84-360-X

The subject site is in a State Critical Area, thus necessitating the review of specific aspects by several agencies. Until this review is completed and the resulting comments available, a comment cannot be offered by this office on the subject request.

It is requested that the hearing be rescheduled until the aforementioned review can be completed.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY L. PISTEL, P.E.
DIRECTOR

March 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #288 (1984-1.85)
Property Owner: James Gay
W/S Morse Lane S/S Lynhurst Rd.
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject zoning item:

General Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James M. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:58

Beachwood

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: May 24, 1984
FROM: Gilbert S. Benson, P.E.
SUBJECT: Beachwood Mobile Home Community
Special Exception for Mobile Homes in MR Zone
Abandonment of Lynhurst Road Right-of-Way

This will acknowledge that the Bureau of Public Services is aware of the application by the Beachwood Development Corporation for a Special Exception to develop a mobile home community in a M.H. Zone on the 100+ acre parcel each of Morse Lane and south of Lynhurst Road.

This will further acknowledge the awareness of this Bureau of the petition to the County by the Beachwood Development Corporation to abandon a short section of unimproved road right-of-way which lies within the petitioners parcel known as Lynhurst Road. It is understood the hearing for the road closing is scheduled for June 13, 1984.

Gilbert S. Benson, P.E., Asst. Chief
Bureau of Public Services

GSB:PMO

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CONSULTING ENGINEERS

GEORGE WILLIAM STEPHENS, JR.
CHAIRMAN OF THE BOARD
W. HARRY JESOP, JR., L.L.
CHARLES E. PACE, P.E.
FRANCIS W. ZIEGLER, JR., L.L.
JOHN J. STAMPA, P.E.

J. STRONG SMITH, P.E.
TODD BARTHA CHASEBART, P.E.
CHARLES K. STARK, L.L.
ROBERT B. BARKELL

May 22, 1984

Baltimore County
Office of Law
Towson, Maryland 21204

Attention: Mr. Stanley Shapiro

Dear Mr. Shapiro,

As you are aware, the Beachwood Development Corporation has petitioned Baltimore County for abandonment of a short unimproved section of roadway located east of Morse Lane. You may also be aware that the Beachwood Development Corporation has filed for a special exception to allow development of a mobile home community on the industrially zoned parcel of over 100 acres that surrounds the subject short section of Lynhurst Road right-of-way, petitioned to be abandoned.

We have been advised that before the application for special exception can be accepted, all the affected property owners must be a party to the application. We are, therefore, quite anxious for Baltimore County to join in the application so that in the event the special exception is granted, the project can be developed as planned.

If, for some unforeseen reason, Baltimore County denies the petition for abandonment of Lynhurst Road, the development of the mobile home community would proceed by merely altering the plan to avoid the existing unimproved roadway, and no severe loss would be sustained. If, however, Baltimore County will not join in the special exception and we successfully obtain the special exception for all of the remaining land, the roadbed of Lynhurst would be of no value to the intended development of the mobile home community and the plan would be altered to eliminate proposed improvements within the roadbed.

We are very interested in obtaining the cooperation of the County in this project and would appreciate your advice on who and how to get Baltimore County to join in the application for special exception if, in fact, such is the requirement.

We would be pleased to answer any questions you may have regarding this request at your convenience in order to expedite the process.

Very truly yours,
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

JJS:klp
cc: Mr. J. Gau
Mr. Nick Commodari
Mr. L. Pittler

John J. Stamp, P.E.

IN THE MATTER OF THE CLOSING OF A PORTION OF LYNHURST ROAD (Paper Street)

BEFORE THE COUNTY EXECUTIVE OF BALTIMORE COUNTY

PETITION FOR ROAD CLOSING

The Petition of the Beachwood Development Corporation for the closing of a portion of Lynhurst Road, a paper street, in the 15th Election District of Baltimore County, and accompanying plat and description and generally described as follows:

Being known and designated as a 50' wide paper street beginning at a point on the east side of Morse Lane 7000' ± northerly from the intersection of Morse Lane and North Point Boulevard (Md. 154), and extending easterly for 600' ± as shown on Baltimore County Bureau of Land Acquisition Right of Way Plat SP 15-167-1.

And for reason for the closing states the following:

1. That said paper street is not necessary for public traffic.
2. That said paper street is of no use to, and is in fact, not used by the general public.
3. That said paper street is of no use to anyone other than your Petitioners, the sole adjacent property owner.
4. That said paper street constitutes a nuisance to the Petitioners in that they are the only persons maintaining the same.
5. That the County would benefit by placing said paper street on the tax rolls and deriving tax revenue from same.
6. And for such other and further reasons as shall be presented at the time of the hearing.

WHEREFORE, your Petitioner prays:

That said road, a paper street, as previously described herein be closed.

Leslie M. Pittler

LESLIE M. PITTILER
28 Allegheny Avenue
Suite 508
Towson, Maryland 21204
296-9220
ATTORNEY FOR PETITIONER

BEACHWOOD DEVELOPMENT CORPORATION
Petitioner
BY: James Gay
c/o Bankers' Realty, Incorporated
914 North Charles Street
Baltimore, Maryland 21201
576-8585

IN THE MATTER OF THE CLOSING OF A PORTION OF LYNHURST ROAD (Paper Street)

BEFORE THE COUNTY EXECUTIVE OF BALTIMORE COUNTY

NOTICE OF ROAD CLOSING

TO WHOM IT MAY CONCERN:

Pursuant to Title 30, Section 30-18 of the Baltimore County Code 1978 Edition, Petitioner Beachwood Development Corporation intends to close a paper street in the 15th Election District of Baltimore County.

Being known and designated as a 50' wide paper street beginning at a point on the east side of Morse Lane 7000' ± northerly from the intersection of Morse Lane and North Point Boulevard (Md. 154), and extending easterly for 600' ± as shown on Baltimore County Bureau of Land Acquisition Right of Way Plat SP 15-167-1.

A copy of said plat is on file with the County Attorney's Office, Mezzanine Floor, Court House, Towson, Maryland.

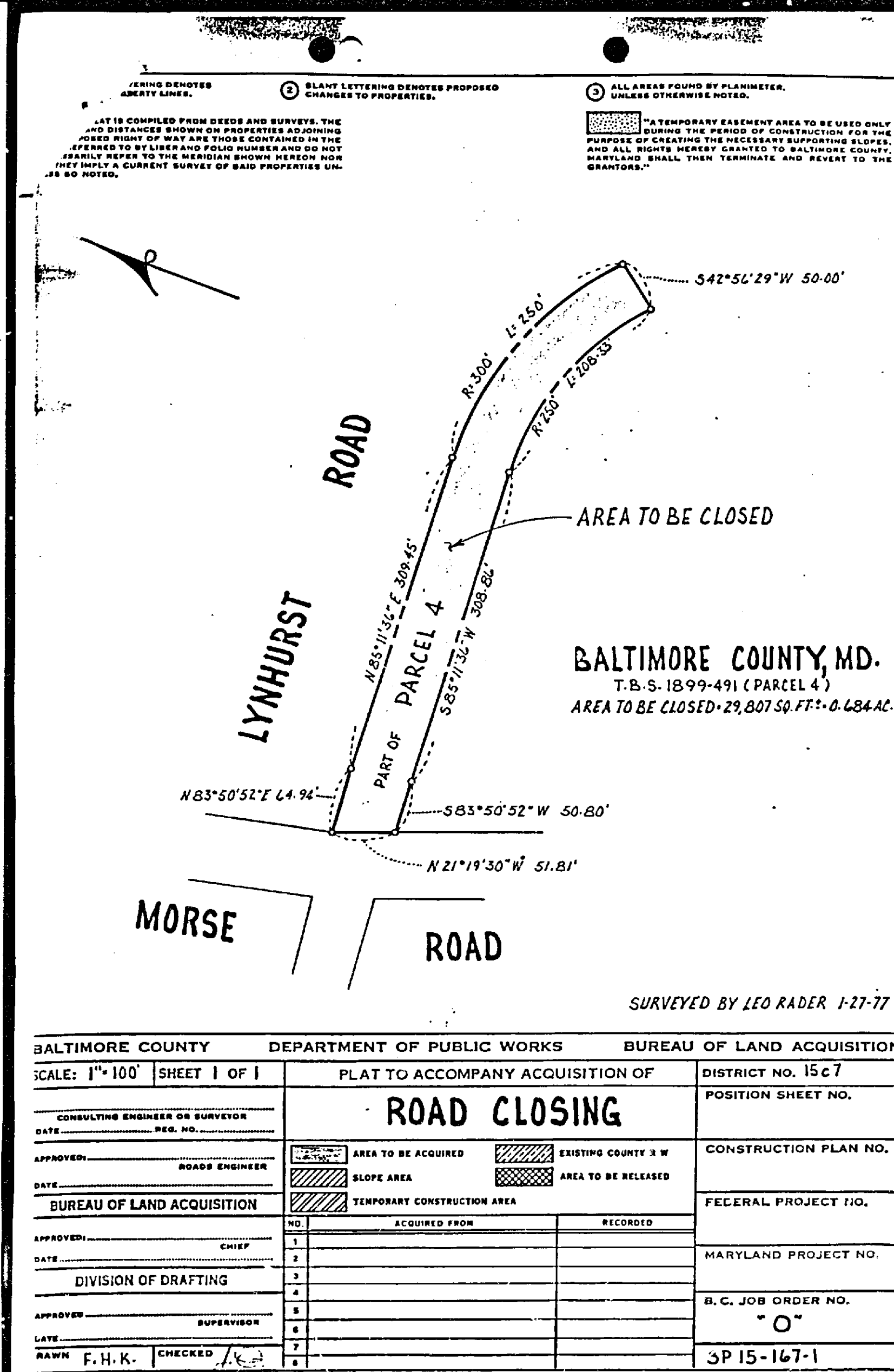
The abutting property owner is the Petitioner:

Beachwood Development Corporation
c/o Bankers' Realty, Inc.
914 North Charles Street
Baltimore, Maryland 21201

TAKE NOTICE: A hearing will be held on the 13th day of June, 1984, at 2:00 P.M. o'clock in the Office of the County Attorney, Mezzanine Floor, Room 2 MD 7, Court House, Towson, Maryland for the purpose of receiving objections, if any, to the closing.

Leslie M. Pittler
LESLIE M. PITTILER
28 Allegheny Avenue
Suite 508
Towson, Maryland 21204
296-9220
ATTORNEY FOR PETITIONER

BEACHWOOD DEVELOPMENT CORPORATION
PETITIONER
BY: JAMES GAY
c/o Bankers' Realty, Inc.
914 North Charles Street
Baltimore, Maryland 21201
576-8585



Project #84061
Beachwood (Mobile Homes)
Page 4
April 9, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both on-site and off-site - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, stream of the property. A grading permit is, therefore, necessary for all grading, stream of the property. A grading permit is, therefore, necessary for all grading, stream of the property.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Manual. Minimum acceptable stabilization measures will be as specified in the Manual. Minimum acceptable stabilization measures will be as specified in the Manual.

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Project #84061
Beachwood (Mobile Homes)
Page 5
April 9, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

A sediment control plan is required.

The Developer may request, in writing, an exemption of storm water management. The request should stress engineering studies justifying such an exemption. After evaluation, the County will then notify the Developer of its conclusion.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot free-board. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and rights-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Project #84061
Beachwood (Mobile Homes)
Page 6
April 9, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The proposed public water main extension/sanitary sewer extension is acceptable to the Department of Public Works; however, the Developer must either own or control at least 60% of the assessable frontage of property binding the route of the desired extension.

If the Developer cannot meet this requirement, he has the option of petitioning the affected property owners for their support of the project. If he fails to garner the necessary concurrence from the affected property owners, the Developer then has the option of entering into a Deficit Deposit Agreement with Baltimore County; with the understanding that refunds would be made to the Developer when the previously non-assessed properties are connected to the system.

The private sewer pumping facilities as proposed will require Health Department approval.

EDWARD A. WIDONOUGH, P.E., Chief
Developers Engineering Division

EAM:PMK:SS

cc: File

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: April 12, 1984

PROJECT NAME: Beachwood
LOCATION: Southeast Corner of Morse Lane & Lynhurst Road
DISTRICT: 15th Election District
PLAN: ☒
DEVELOPMENT PLAN: ☐
PLAT: ☐

- A Special Exception for a trailer park is required in an M.H. Zone; the petition has not been filed as of the date of the writing of these comments, 4/10/84. CRG approval may occur; however, final approval is contingent upon the outcome of the zoning hearing.
- The following minor revisions should occur on the plan prior to CRG approval:
 - The D.R. 5.5 zoning boundary should be clearly shown along the centerline of Beachwood and Lynhurst Roads and the westernmost property line of the J.B. Brune property.
 - Density calculations are not applicable for trailer parks and should be removed from the plan.
 - The general notes should be revised to clearly indicate that the area reserved for future development has a gross area of 12.218 acres and a net area of 11.984 acres.

Diana Titter
DIANA TITTER
Zoning Associate III

DI:mr

7/32/84

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Morton
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: April 11, 1984

PROJECT NAME: Beachwood (Mobile Homes)
PROJECT NUMBER & DISTRICT: 15C
LOCATION: Morse Lane S. of Lynhurst Road
C.R.G. PLAN: X
DEVELOPMENT PLAN: ☐
RECORD PLAT: ☐

The intersection improvements to Lynhurst Road and

- ③ Morse Lane are offsite improvements and we would like to know how these improvements will be accomplished. Sidewalks should be provided along Morse Lane and Lynhurst Road.

If the offsite improvements cannot be constructed for the realignment of Lynhurst Road, the 600' section of roadway west of Gang Blom Court needs to be cleared and graded within and behind the 60' R.O.W. to improve sight distance.

This entire area east of the Patapoco Expressway has access problems and should be studied.

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

DATE: April 5, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Beachwood (Mobile Homes)
PROJECT NUMBER: CRG Agenda 4/12/84
LOCATION: E/S of Morse Lane S. of Lynhurst Road
DISTRICT: 15
PRELIMINARY PLAN: ☐
TENTATIVE PLAN: ☐
DEVELOPMENT PLAN: ☐
FINAL PLAT: ☐

Comments

- Site plan fails to show fire hydrants located within 500 feet of all mobile home sites in accordance with NFPA Standard 501A, Sec. 10.3.
- Dead-end streets over 300 feet in length shall have standard cul-de-sac or tee-turnaround.
- Buildings and site shall be in accordance with NFPA 501A installation of Mobile Homes - 1977 Edition.
- Fire Flow Test is required to be conducted by the Baltimore City Water Dept. on Lynhurst Road as close to proposed site as possible, test results are to be forwarded to the office of the Fire Protection Engineer.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: April 3, 1984
April 12, 1984 9:45 A.M.

PROJECT NAME: BEACHWOOD MOBILE HOME PARK
COUNCIL & ELECTION DISTRICT: ☐
PLAN: XXXXXXXXXXXXXXXX
PLAN EXTENSION: ☐
REVISED PLAN: ☐
PLAT: ☐

The plan presented for mobile home park contains 266 sites on approximately 90 acres of land. It is located on Morse Lane and Lynhurst Road between the Penn Central RR Track and Back River.

This office is concerned that there are exceptional views to be maintained as well as significant holly groves. The developer is urged to identify the view and seek to enhance or protect them.

Lots 3, 4 and 5 on Gangplank Court infringe on the buffer area for the wetlands. There is a proposed swale parallel to Morse Lane at the southern portion of the site which appears to discharge directly into tidewater. Additional information will be needed to determine if this is environmentally suitable.

The County road which passes perpendicular to Marina Court between Lots 42, 43, 44, 215, 216, 217 needs more study to determine if the County should dispose of this property. Additional information should be presented to explain how the wetland areas are to be preserved.

A stream runs through the Br soil and should be shown on the plan and the lots removed through that area. Lots 200 and 201 are on hydric soils and should be removed.

Plans for the southern portion of the site should be detailed at this time. Additional information should be presented for vehicular and pedestrian circulation.

Eugene A. Rober

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments
From: Dept. of Recreation and Parks
Date: April 6, 1984

Project Name: BEACHWOOD
Project Number: ☐
Location: Morse Lane & Lynhurst Road
Districts: 15, C-7
Preliminary Plan: ☐
Development Plan: ☐
Final Plat: ☐
CRG Plan: X

COMMENTS: Plan dated March 7, 1984

- Local Open Space will be required and is calculated as follows:
266 units x 650 sq.ft. = 185,900 sq.ft. = 4.268 acres required
- While the developer has shown 45.5 acres of Local Open Space, an extremely large percentage is within the 100 year flood plain. The remainder is mostly 100 ft. strips buffering the units from the roads. We would like to see some open areas for planting, playgrounds or free play for the residents of this development.
- We will expect all future development to provide Local Open Space per section and not anticipate using this area to fulfill these future needs.

Albert R. Svehla, Jr.
Facilities Coordinator

ANS:lg

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

4/11/13/1984
Date
Beachwood Mobile Home Community
Subdivision Name, Section and/or Plat
Beachwood Development Corporation
Developer and/or Engineer
Back River 300 units 85 Public Public
Watershed No. of Lots Total Acreage Water Sewer

COMMENTS ARE AS FOLLOWS:
Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
Public sewers, Public water, must be utilized and/or extended to serve the property.
A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted:
It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:
1. The Environmental Effects Report is not approved due to proposed development being located in wetlands. For more complete information, see attached memo dated April 11, 1984.
2. The developer must secure an approved permit for the mobile home park prior to commencing construction or grading of the site.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: April 11, 1984
FROM: Stephanie A. Taylor
SUBJECT: ENVIRONMENTAL EFFECTS REPORT BEACHWOOD MOBILE HOME COMMUNITY
CRG MEETING APRIL 12, 1984 9:45 A.M.

Plan Review Notes

1. Proposed trailer park with 300 units on 85 acres.
2. Public water and public sewer proposed.
3. Not in reservoir watershed.
4. The site includes areas of Barclay (Br) soil and tidal marsh (Tm), which are hydric.
5. An open dump site exists in the northern corner of the property.
6. Two streams transect the tidal marsh areas near Gang Plank Court. A third stream and wetland area exists at the base of the berm in the Barclay (Br) soil.
7. Stormwater management is not required.

Responses

Environmental Effects Report is not approved. In order to receive approval the following conditions must be met:

- * 1. No development will be allowed in the Barclay (Br) soil area adjacent to the central tidal marsh. The stream and wetland area at the base of the berm must be accurately delineated on a revised site plan. The developer must follow the Health Department Wetland Guidelines.
- * 2. The Health Department has notified the owner of the dumpsite to clean up and fill the area. Any further development of the area will be severely restricted.
3. The owner agrees in writing to comply with the following best management practices at this site:
A. All areas except that used for buildings, side-walks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following

Mr. Brooks Stafford
Beachwood Mobile Home Community
Page two April 11, 1984

schedule: May through October, concurrent with grass mowing; November through April, monthly.
C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
E. Filling will not occur in grassed or lined drainage ditches or swales.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: May 9, 1984
FROM: C. E. Runkel, Chief, Building Plans Review
SUBJECT: Beachwood Mobile Home Community
Mobile Home Park
Zoning Item #288

1. Any construction in an area subject to tidal inundation is subject to the restrictions of Section 519.0 of Bill 82. It appears the applicant is aware of these Code requirements.
2. Mobile homes shall be installed in compliance with Section 623.0 of the 1981 Edition of the B.O.C.A. Code.
3. A yearly permit is required for each unit.
4. Any permanent structures that may be proposed for housing management operations shall require separate permits and are subject to the same regulations as any other structure constructed in Baltimore County.

CEB/vw

Copy: Catherine Warfield

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALEWSKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

May 9, 1984

Dear Mr. Jablon:

Comments on Item # 288 Zoning Advisory Committee Meeting are as follows:

Property Owner: Beachwood Development Corporation
Location: NE/8 Morris Road and SE/8 Lynhurst Road
Existing Zoning: M.H. - IM
Proposed Zoning: Special exception for trailer park

Acres: 90.104
District: 15th.

The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
2. A building/ & other miscellaneous permit shall be required before beginning construction.
3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
5. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.
6. Requested variance appears to conflict with the Baltimore County Building Code, Section/s
7. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
9. Comments - See attached memo of comments.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Runkel, Chief
Plans Review

CEB:es



HARRY HUGHES
GOVERNOR

MARYLAND
DEPARTMENT OF STATE PLANNING
301 W. PRESTON STREET
BALTIMORE, MARYLAND 21201-2365

CONSTANCE LIEDER
SECRETARY

March 19, 1985

Arnold Jablon, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of State Planning has received notice of application No. 84-360-KA pursuant to the Notification Procedures established by State Planning and Baltimore County. The application proposes development that may affect the Chesapeake Bay Critical Area Initial Planning Area identified in 88-1807(a) of the Natural Resources Article of the Annotated Code of Maryland.

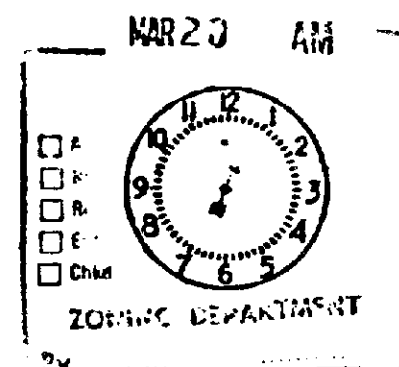
The Department is interested in this application and requests that this letter be made a part of the record or case file concerning the application. If the applicant submits an analysis concerning 88-1813 of the Natural Resources Article, please send the Department a copy. Also, please send the Department a copy of the findings made under 88-1813. The information will keep State Planning informed about land use decisions and land use changes affecting the Critical Area.

We appreciate your making us a party of record in this matter.

Very sincerely yours,

Larry F. Duket
Critical Areas Coordinator

LD/pbs



TELEPHONE 301-383-5880
TTY to Dept. 301-383-7555
OFFICE OF COMPREHENSIVE POLICY PLANNING

LAW OFFICES
Leslie M. Pittler
SUITE 308
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 296-9220

July 24, 1984

Arnold Jablon, Esquire
Zoning Commissioner
Baltimore County Office Building
Chesapeake Avenue
Towson, Maryland 21204

Re: Beachwood Development
Special Exception

Dear Arnold:

It has been close to one month since the hearing took place for the Special Exception on the Beachwood Mobile Home Community Special Exception.

Unfortunately, we are no closer to a decision on this matter. This delay has not, in any way, been caused by the Applicant. Quite the contrary, the delay is being caused by Baltimore County, who is not even a party to the proceedings.

In reviewing my notes, I can, in my opinion, see no basis for the denial of the Special Exception request. None of the Applicant's testimony was refuted or contradicted by any of the protestors.

I must request, due to the financial undertakings of the Applicant, a decision in this case. Each day the Applicant loses is a financial detriment to his economic position.

Please advise.

Very truly yours,

Leslie M. Pittler

LMP/cas

cc: James Gay
Beachwood Development Corporation

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS
303 ALLEGHENY AVENUE
P.O. BOX 8828
TOWSON, MARYLAND 21204
TELEPHONE 301-833-8120

May 24, 1984

Baltimore County
Zoning Administration
Towson, Maryland 21204

Attention: Mr. Arnold Jablon
Zoning Commissioner

RE: Beachwood Mobile Home Community
Special Exception

Dear Mr. Jablon,

In response to the suggestion by Mr. Commodari to facilitate the scheduling of the required special exception to develop a mobile home community in the M.H. zoned parcel owned by the Beachwood Development Corporation located east of Morse Lane and south of Lynhurst Road, I have attached the following data:

Copy of Petition to abandon Lynhurst Road
Copy of Notice of Road Closing with plat
Copy of letter to Stanley Shapiro - Office of Law
(Dated May 22, 1984)
Letter of understanding from Bureau of Public
Services dated May 23, 1984
Copy of C.F.G. Plan - Beachwood Mobile Home Community

It is my understanding that the delay in scheduling the special exception hearing date is due to the requirement to obtain Baltimore County to join in the request since a parcel of land owned by Baltimore County is subject to the Special Exception, i.e. the unimproved roadbed of Lynhurst Road.

Based on the enclosed data we request that the Special Exception hearing be scheduled. Clearly, the affected agencies of Baltimore County are aware of the actions by the developer and, in all probability, the road closing will have occurred prior to the date of the special exception hearing.

In the unlikely event the road closing petition is denied, the granting of the special exception within the road right-of-way of Lynhurst Road will be moot since it will remain the property of Baltimore County and the plan will be altered to preserve the roadbed in its current unimproved state.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Mr. Arnold Jablon

-2-

May 24, 1984

If this petition for road closing is granted, Baltimore County will no longer be an affected property owner.

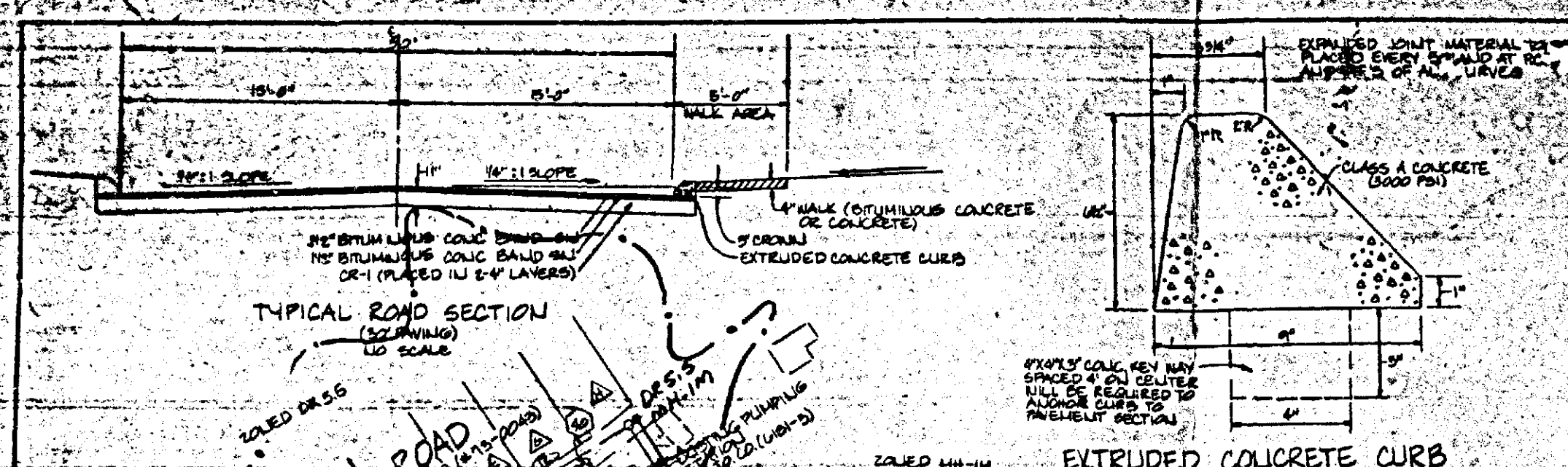
Please contact me if you need any additional data to promptly schedule the special exception.

Very truly yours,

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
John J. Stamm, P.E.

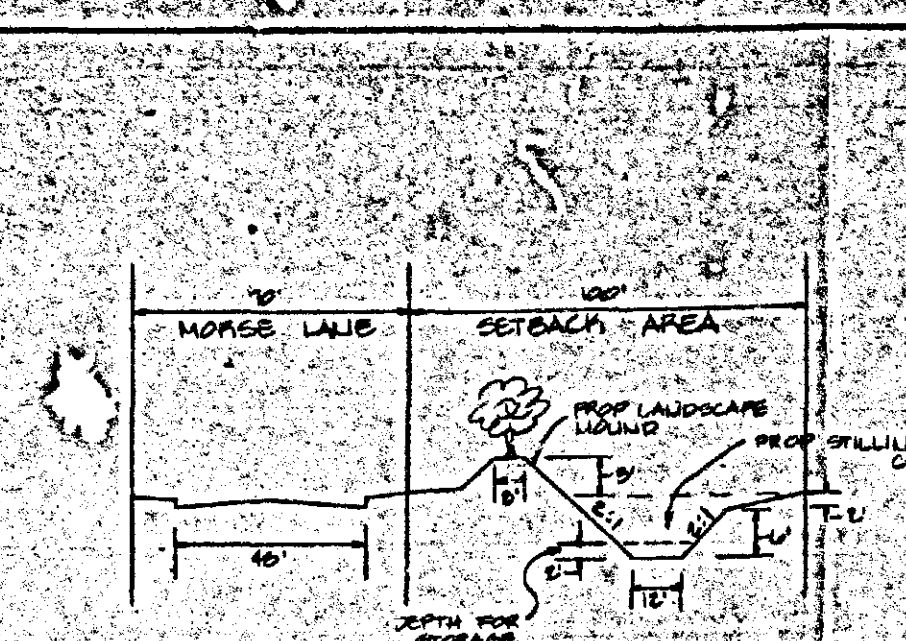
JJS:klp

cc: Mr. R. A. Norton
Mr. J. Gay
Mr. S. Shapiro
Mr. L. Pittler



PROPERTY OWNERS

OWNER	DEED REFERENCE
A. K. SCHULTE	1101/145
B. K. SCHULTE	1101/145
C. K. SCHULTE	1101/145
D. K. SCHULTE	1101/145
E. K. SCHULTE	1101/145
F. K. SCHULTE	1101/145
G. K. SCHULTE	1101/145
H. K. SCHULTE	1101/145
I. K. SCHULTE	1101/145
J. K. SCHULTE	1101/145
K. K. SCHULTE	1101/145
L. K. SCHULTE	1101/145
M. K. SCHULTE	1101/145
N. K. SCHULTE	1101/145
O. K. SCHULTE	1101/145
P. K. SCHULTE	1101/145
Q. K. SCHULTE	1101/145
R. K. SCHULTE	1101/145
S. K. SCHULTE	1101/145
T. K. SCHULTE	1101/145
U. K. SCHULTE	1101/145
V. K. SCHULTE	1101/145
W. K. SCHULTE	1101/145
X. K. SCHULTE	1101/145
Y. K. SCHULTE	1101/145
Z. K. SCHULTE	1101/145



OUTLINE DATA

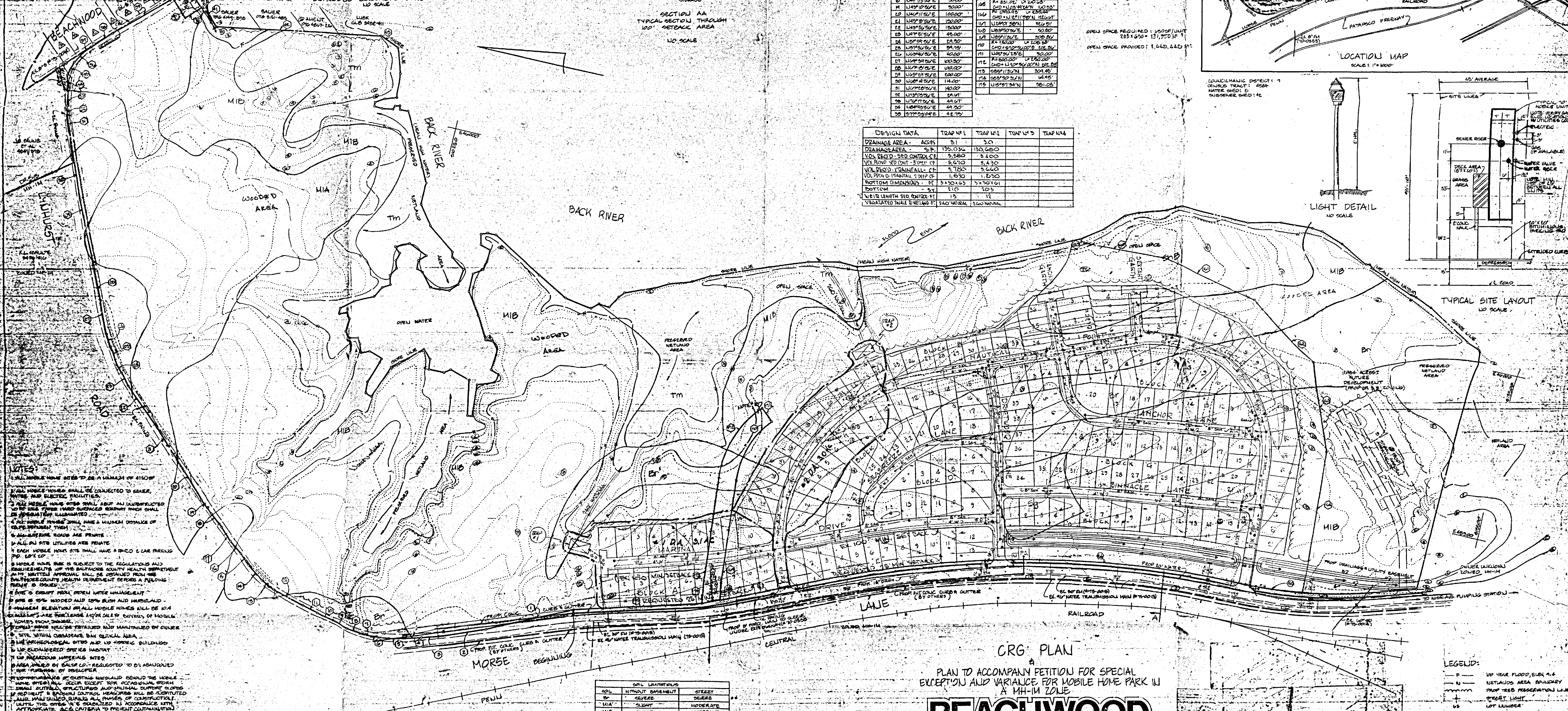
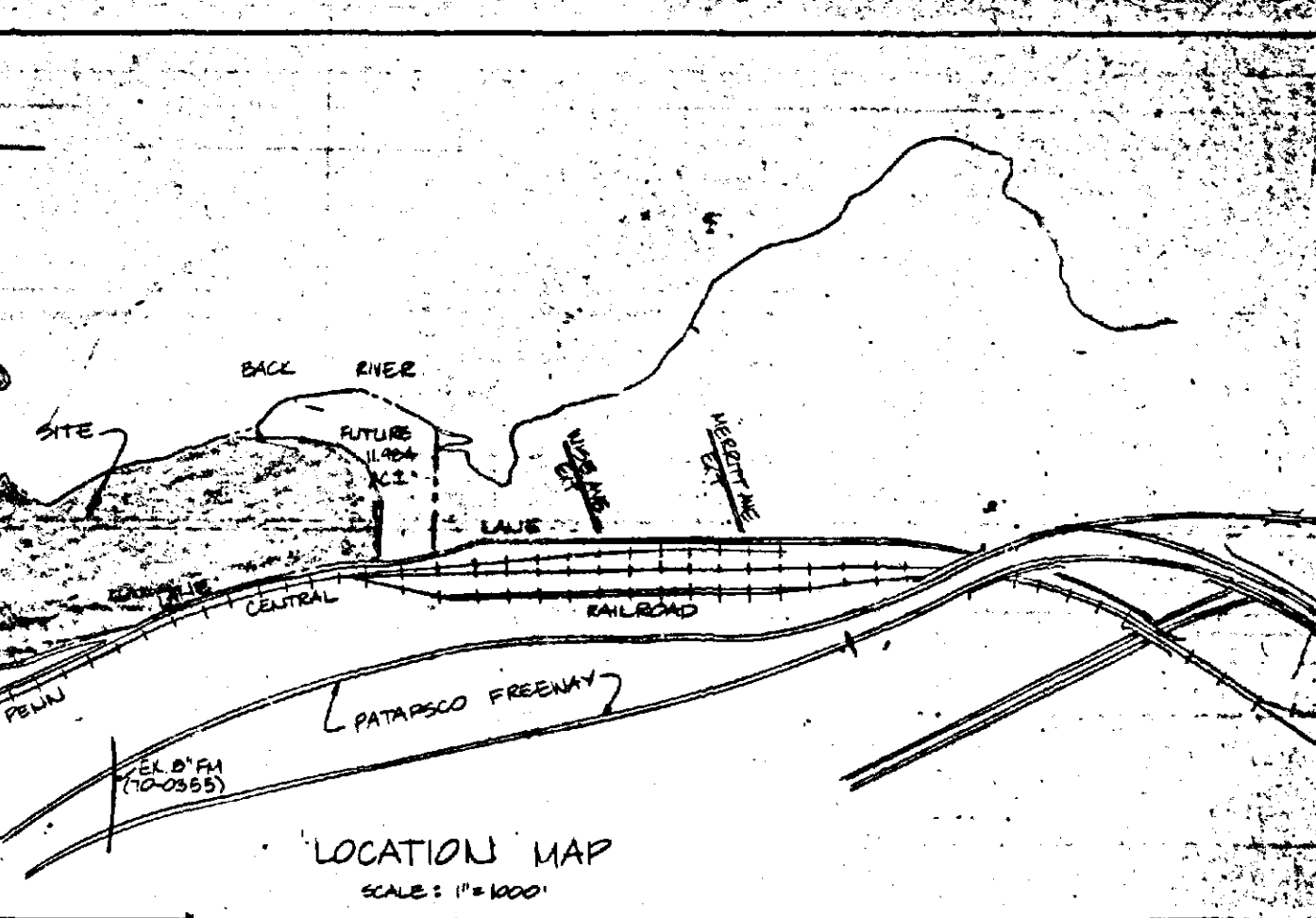
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00	11	S 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00	12	S 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00	13	S 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00	14	S 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00	15	S 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00	16	S 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00	17	S 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00	18	S 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00	19	S 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00	20	S 0° 00' 00" E	100.00

DESIGN DATA

DESIGN DATA	TRAP #1	TRAP #2	TRAP #3	TRAP #4
DRAINAGE AREA - ACRES	3.1	3.0		
DRAINAGE AREA - SQ. FT.	135,036	130,680		
VOL. REQ'D - SED. CONTAIN. CH.	5,580	5,400		
VOL. REQ'D - SED. CONT. - 3' DEEP	5,610	5,430		
VOL. REQ'D - TRANSMISSION CH.	5,180	5,000		
VOL. REQ'D - TRANSMISSION CH. - 3' DEEP	5,210	5,030		
BOTTOM DIMENSIONS - FT.	5' x 10' x 10'	5' x 10' x 10'		
WIDTH LENGTH SED. CONTAIN. CH.	15	15		
VELOCATED SHALE & METAL	140 NATURAL	140 NATURAL		

TABULATION

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00	11	S 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00	12	S 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00	13	S 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00	14	S 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00	15	S 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00	16	S 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00	17	S 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00	18	S 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00	19	S 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00	20	S 0° 00' 00" E	100.00



NOTES:

1. ALL MOBILE HOMES SHALL BE A MINIMUM OF 40'00" APART.
2. ALL MOBILE HOMES SHALL BE CONNECTED TO SEWER, WATER, AND ELECTRIC UTILITIES.
3. ALL MOBILE HOMES SHALL HAVE A MINIMUM DISTANCE OF 10'00" BETWEEN HOMES.
4. ALL MOBILE HOMES SHALL HAVE A MINIMUM DISTANCE OF 10'00" BETWEEN HOMES.
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10. ALL MOBILE HOMES SHALL HAVE A MINIMUM DISTANCE OF 10'00" BETWEEN HOMES.

PETITIONER'S EXHIBIT 1A

SOIL LIMITATIONS

SOIL	WITHOUT SUBSEMENT	STREET
M1A	SLIGHT	MODERATE
M1B	SLIGHT	MODERATE
M2	SEVERE	SEVERE
M3	SLIGHT	MODERATE-SLOPE
M4	SEVERE	SEVERE

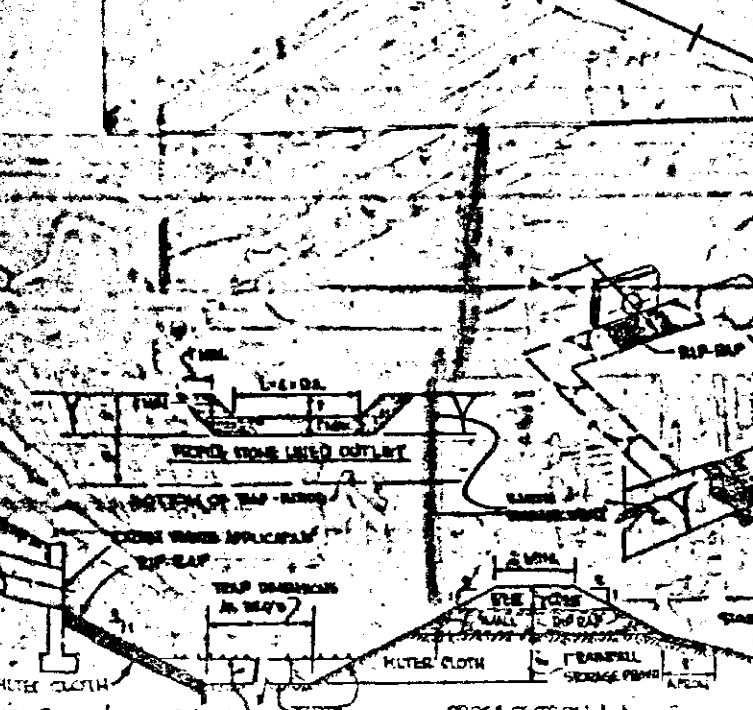
* NO DISTURBANCE IN THESE AREAS
 * ALL MOBILE HOMES TO BE SITUATED ON SOILS OF MODERATE TO SEVERE LIMITATIONS
 * ROAD CONSTRUCTION TO BE INSPECTED BY SOILS ENGINEER
 * UNDESIRABLE MATERIAL TO BE EXCAVATED AND UNDERDRAINS INSTALLED WHERE REQUIRED
 * MOBILE HOMES TO SET A MINIMUM OF 10' ABOVE FLOODED GRADE

CRG PLAN
 PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE FOR MOBILE HOME PARK IN A MH-1M ZONE

BEACHWOOD

BALTIMORE CO, MD
 SCALE: 1" = 100'

RECEIVED VARIANCE ALONG MORSE LAKE FROM REQUIRED 100' MINIMUM SETBACK TO 25' MINIMUM SETBACK (REG. 414)



ENGINEER:
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES INCORPORATED
 333 ALLEGHENY AVENUE
 TOWSON, MARYLAND
 301-825-8120

APPLICANT: OWNER & DEVELOPER
 BEACHWOOD DEVELOPMENT CORP
 c/o BANKERS REALTY INC
 914 N CHARLES ST.
 BALTO, MD 21201

DEED REF: 6573/009
 ACCOUNT NO:
 15/13-203243
 10/13-203249